

80, Rydens Grove, Walton-On-Thames, KT12 5RU

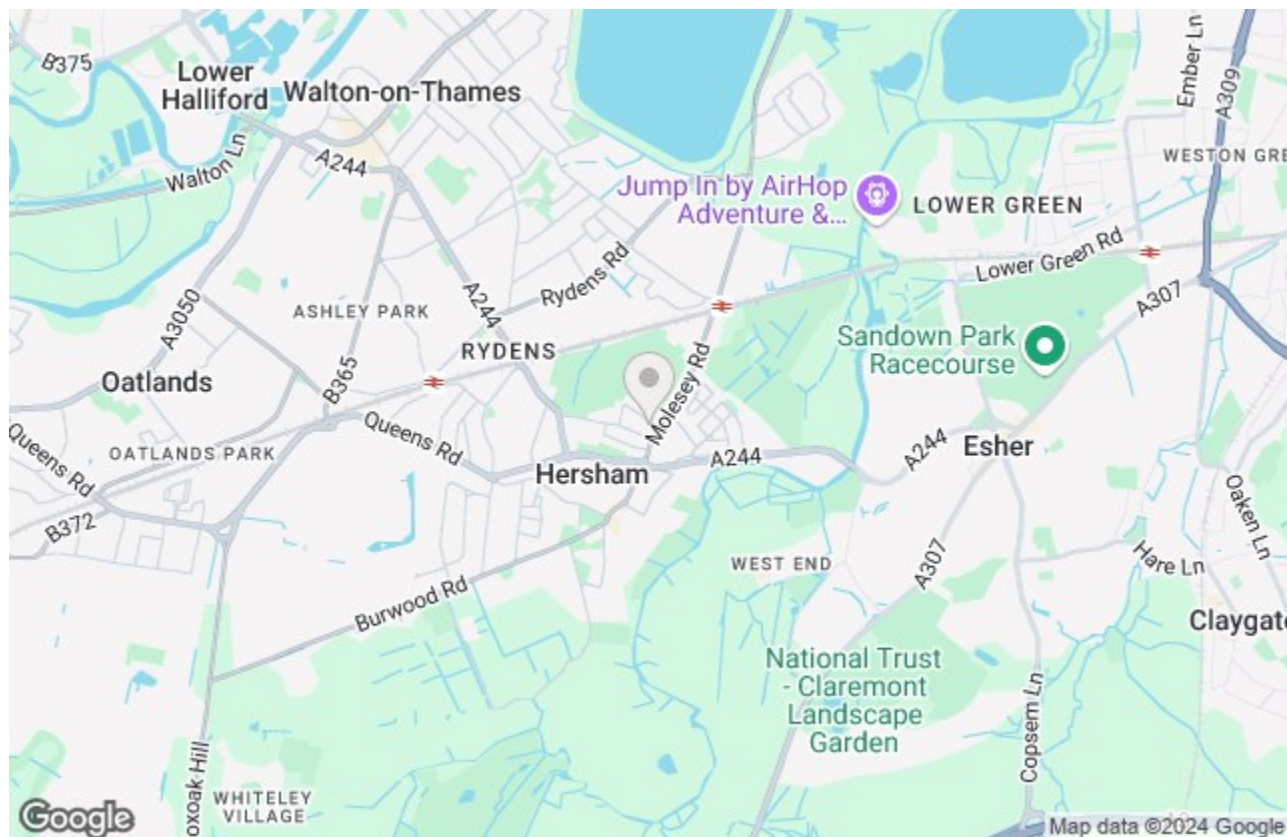
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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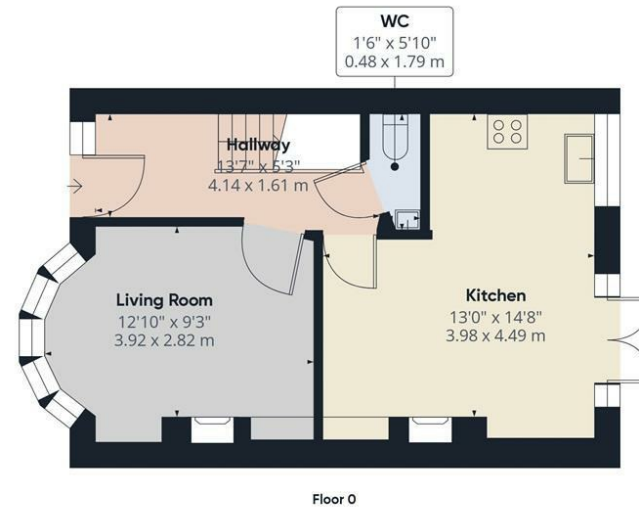
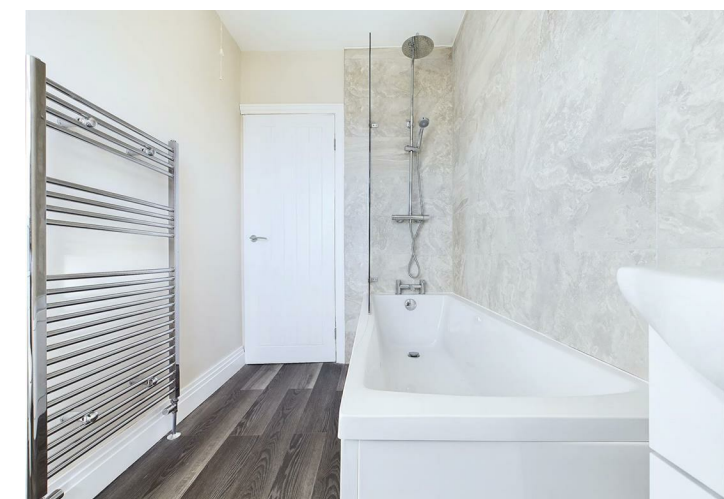
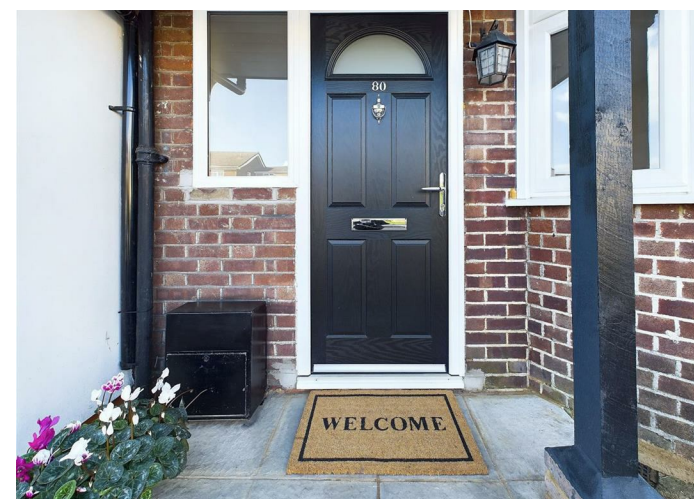
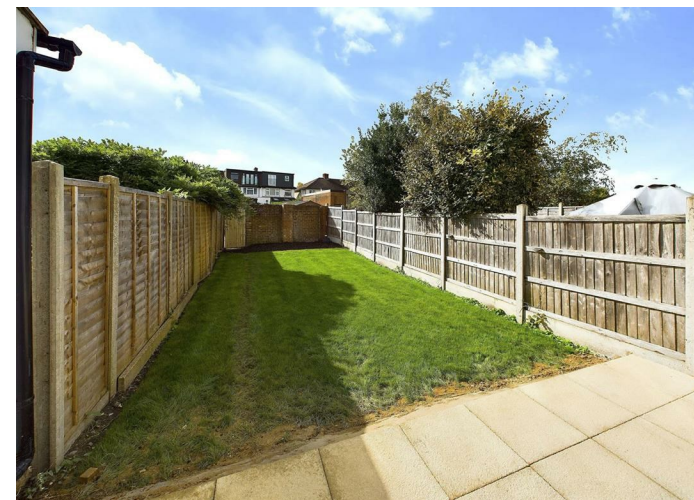


£575,000 Freehold

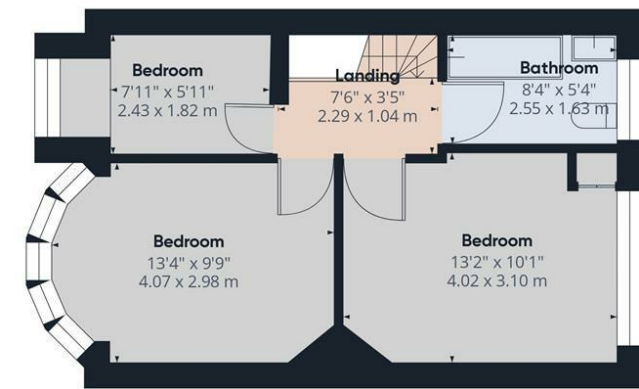
We are delighted to offer this beautifully presented three bedroom family home which has been skilfully renovated to a particularly high standard by the present owners. Rydens Grove is conveniently positioned just a short walk from Hershams mainline station, Hershams village shops and picturesque green and the ever popular Hershams schools. Offered for sale with no onward chain, this wonderful home briefly includes a welcoming entrance hallway, modern downstairs cloakroom, bay fronted living room and separate dining room with feature fireplace. The newly fitted designer kitchen has an open feel to the dining area and includes a good range of modern shaker style units and drawers plus built in brand new appliances to include fridge/freezer, dishwasher, washing machine and oven, hob and extractor. The double glazed double doors draw in natural light in abundance and lead onto the private garden. On the first floor you will find three bedrooms, all of which are fitted with new carpets and the brand new family bathroom includes a modern three piece suite with shower over bath, heated towel rail, wash hand basin with vanity unit and low level WC. Externally the front private drive provides off street parking whilst the generous rear garden enjoys a sunny aspect with newly laid paved patio, high fencing and well maintained lawn plus rear pedestrian access. To the rear of the home there is potential to build a garage (stpp) as there is already vehicular access supplying other neighbouring homes. This property should be viewed at your earliest convenience by contacting our Walton office on 01932 222266.



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Floor 0



Floor 1

Approximate total area[®]
756.06 ft²
70.24 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- NEWLY RENOVATED FAMILY HOME
- BRAND NEW FAMILY BATHROOM
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GREAT SIZE REAR GARDEN
- BRAND NEW FITTED KITCHEN
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- POPULAR HERSHAM SCHOOL NEARBY
- CLOSE TO STATION AND VILLAGE

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract